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## Exhibit #1

THIS CONTRACT AND AGREEMENT Made this Aday of January, 1952, by and between William J. Boteler and Verna A. Boteler, father and mother, respectively, and next ffiends of William Lincoln Boteler, infant, parties of the first part, and Harvey P. W. Tobery, party of the second part.

WITH LETH: Whereas a certain william Lincoln Boteler, an years infant under the age of twenty-one. ... purchased a certain parcel of land situated in Buckeystown District, Frederick County, Maryland, being in or near the village of Buckeystown, on the 30th day of November, 1949, the deed for which was recorded on January 5, 1950, in Liber No. 482, folio 220 &c., one of the Land Records for Frederick County, and

Whereas the said William Lincoln Boteler is desirous of selling said property but being an infant, is unable to convey the same.

NOW, THEREFOLE, T.IS CONTRACT WITNESSETH:

unto the parties of the first part do hereby bargain and sell unto the party of the second part, and the latter does hereby purchase from the former, all that parcel of land situate, lying and being in or near the village of Buckeystown, containing 0.35 acre, more or less, and being the same real estate that was conveyed unto William L. Boteler by deed from John H. Baker and Lena F. Baker, his wife, dated November 30, 1949, and recorded in Liber No. 482, folio 220 &c., one of the Land Records for Frederick County.

and upon the payment of the unpaid purchase price a deed for said property shall be executed which shall convey the property by a good merchantable title, free and clear of all liens and encumbrances.

Taxes to be adjusted to date of delivery of deed.

Cost of conveyancing and revenue stamps to be at the expense of the purchaser.